

An aerial photograph of a two-story brick house with a dark tiled roof. The house features a large bay window on the left side and a smaller window on the right. A paved driveway is visible on the left, and a well-maintained lawn with various shrubs and plants is in the foreground. The house is surrounded by other residential buildings in the background.

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£289,950

99 Hesketh Lane, Tarleton, Preston, PR4 6AS



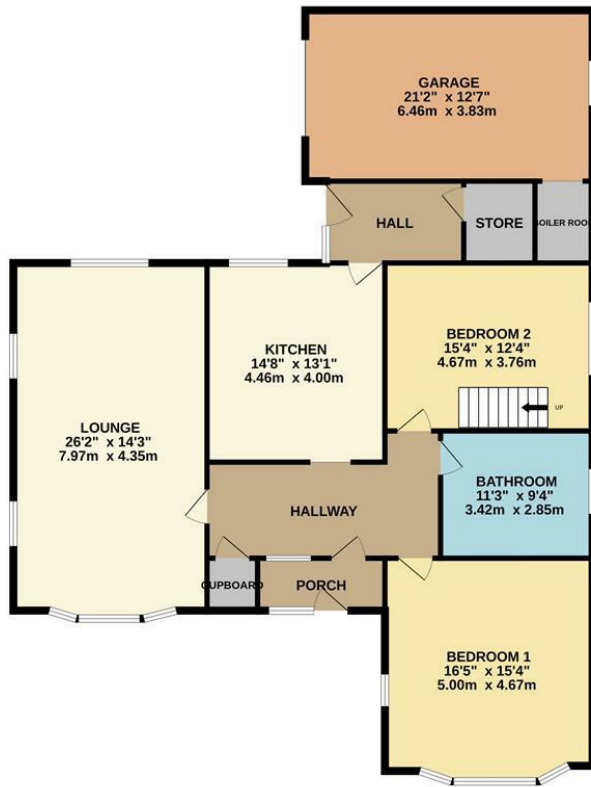
## PROPERTY SUMMARY

A rare opportunity to purchase a substantial double fronted detached bungalow close to Tarleton Village on substantial private plot with vehicular access and parking for multiple vehicles. The spacious accommodation comprises entrance porch, reception hall, large lounge with dual aspect windows, breakfast kitchen, rear porch with utility and store and integral garage. Two large double bedrooms to ground floor, bathroom and large double bedroom with further wc to the first floor converted loft. Outside the property stands in a large private plot with lawn area and herbaceous borders to the front and driveway leading to rear integral garage, workshop and hardstanding. Internal inspection recommended to appreciate the extent and potential of this property. NO CHAIN!

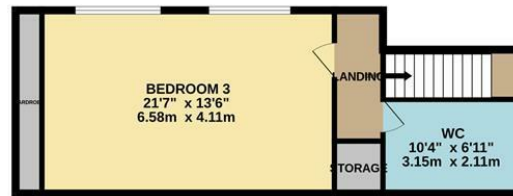




GROUND FLOOR  
1667 sq.ft. (154.9 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 2142 sq.ft. (199.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

F

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>69</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>51</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright  
&  
Edwards**

### OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,  
PR4 6UP

### CONTACT

01772-814863  
info@wainwrightandedwards.co.uk